Name and Address of New Owner:
Lisa Wyman
210 North 9th Street, Unit 1
Nashville, Tennessee 37206.

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1154262 DEEDWARR
07/08/2024 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20240708-0050580

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 082120Q00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **210 North 9th Street Unit 1 LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Lisa Wyman, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 210 N 9th Street, a Horizontal Property Regime with Private Elements of record at instrument No. 20170123-0007096, and amended in Instrument No. 20200428-0044419, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed referenced is hereby made for a more particular description of said property.

Being the same property conveyed to Ayshawn Sidiqyar, by Warranty Deed from Bryla Investments LLC, of record as Instrument No. 20210512-0064297, dated May 10, 2021, and recorded on May 12, 2021, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 210 North 9th Street Unit 1 LLC, a Tennessee Limited Liability Company by Deed dated April 19, 2024 from Ayshawn Sidiqyar, married, recorded April 23, 2024, in Book 20240423, Page 0029263, in the Official Records of Davidson County, Tennessee.

This improved property more commonly known as 210 North 9th Street, Unit 1, Nashville, Tennessee 37206.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of June, 2024.

210 North 9th Street Unit 1 LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Ayshawn Sidiqyar, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, personally appeared Ayshawn Sidiqyar, Sole Member of 210 North 9th Street Unit 1 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 210 North 9th Street Unit 1 LLC, the within named bargainor, a Limited Liability Company, and that such Ayshawn Sidiqyar, Sole Member of 210 North 9th Street Unit 1 LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this 20 day of June, 2024.

_____
Notary Signature

Printed Name: Karla Lilley

My commission expires: _____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN J. LILLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of June, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Karla Lutley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on June 20, 2024 (date of document).

Affiant Signature

June 20, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 20 day of June, 2024.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25